

82-24-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County, Maryland, which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 18.02.3.B (211.3.214.1b & 301.1.1) TO: R. MIT A SIDEYARD SETBACK OF 6 FT. INSTEAD OF THE REQUIRED 11.25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1) PROTECTION FOR CARS.
- 2) SHADE FOR THE HOUSE.
- 3) WATER RUN OFF FOR NEIGHBOR WILL IMPROVE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

RICHARD P. RAKOWSKI

(Type or Print Name)

Signature: *Richard P. Rakowski*

SALLY A. RAKOWSKI

(Type or Print Name)

Signature: *Sally A. Rakowski*

Address: 509 ALMOND AVE. 482-4522

City and State: Baltimore, Maryland

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name: Richard P. Rakowski

Address: 509 Almond Ave.

City and State: Baltimore, Maryland

Phone No. 482-4522

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1981, at 9:45 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Richard P. Rakowski
509 Almond Avenue
Baltimore, Maryland 21221

Chairman

RE: Item No. 220
Petitioner - Richard P. Rakowski, et ux
Variance Petition

Dear Mr. & Mrs. Rakowski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a carport within six feet of the property line, this variance is required. Even though the site plan indicates a seven foot setback, the petition was advertised at x feet in order to allow some flexibility in construction. A similar request (Case #80-130-A) was granted for the property known as 508 Almond Avenue.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

July 7, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #220 (1980-1981)
Property Owner: Richard P. & Sally A. Rakowski
S/S Almond Avenue 218.26' E. of George Avenue
Acres: 48 x 116 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #155906, executed in conjunction with the development of Alpine Gardens, of which this property comprises Lot 5, Block C, "Alpine Gardens", recorded W.J.R. 27, Folio 48.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 220 (1980-1981).

Very truly yours,

Robert A. Morkow, P.E.
ROBERT A. MORKOW, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley

I-SW Key Sheet
9 NE 28 Pos. Sheet
NE 3 G Topo
90 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning Date: June 15, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael E. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Jansen
- Item #211 - Orville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parks
- Item #215 - Fairgrounds Business Center Company
- Item #216 - James W. & Barbara H. Houck, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armond J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Jeffery G. Auffarth, et al
- Item #229 - Maxine R. Hopkins
- Item #235 - Robert V. & Bessie M. Selby
- Item #237 - Evelyn G. Snedegar
- Item #238 - Earl S. & Charlene B. Oxley

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7010

PAUL H. BRENKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard P. & Sally A. Rakowski

Location: S/S Almond Avenue 218.26' E. of George Avenue

Item No.: 220 Zoning Agenda: June 2, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: Capt. J. J. Kelly 7-5-81
Planning Group
Special Inspection Divis on

Noted and Approved: *George M. Hegmann*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: June 2, 1981

FROM: Charles E. (Ted) Burnham

SUBJECT: Meeting of June 2, 1981

- ITEM NO. 218 Standard Comments
- ITEM NO. 219 See Comments
- ITEM NO. 220 Standard Comments
- ITEM NO. 221 See Comments
- ITEM NO. 222 See Comments
- ITEM NO. 223 See Comments
- ITEM NO. 224 See Comments
- ITEM NO. 225 Standard Comments
- ITEM NO. 226 See Comments
- ITEM NO. 227 See Comments
- ITEM NO. 228 Standard Comments

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rfj



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

July 7, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #220, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Richard P. and Sally A. Rakowski
Location: S/S Almond Avenue 218.26' E. of George Avenue
Acres: 48 X 116
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of July, 1981, that the herein Petition for Variance(s) to permit a side yard setback of six (6) feet in lieu of the required 11.25 feet, for the expressed purpose of constructing an open carport, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The inclusion of a rain gutter of sufficient size so as to handle the volume of rain water draining from the roof of the dwelling and carport, and downspout(s) channeling the flow into pipes to the street and to the drainage easement at the rear of the property.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammord
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Rick Petrovich
Wm. Rick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE
S/S of Almond Ave., 218'
SE of George Ave., 15th District : BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
RICHARD P. RAKOWSKI, et ux, : Case No. 82-24-A

ORDER TO ENTER APPEARANCE

Air, Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of June, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Richard P. Rakowski, 509 Almond Avenue, Baltimore, Maryland 21221, Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR VARIANCE 15th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Almond Avenue, 218 ft. Southeast of George Avenue.
DATE & TIME: Thursday, July 23, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 6 ft. instead of the required 11.25 ft.

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (211.3, 214.1b & 301.1) - Minimum side yard setback in a D.R. 5.5 Zone
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Richard P. Rakowski, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 23, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

VARIANCE DESCRIPTION

Located on the south side of Almond Avenue at the distance of 218.26 feet from the southeast side of George Avenue. Being lot No. 5, block C in the subdivision of Alpine Gardens, Book 27, folio 48. Also known as 509 Almond Avenue in the 15th Election District.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 14, 1981

Mr. and Mrs. Richard P. Rakowski
509 Almond Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Almond Ave., 218' SE of George Ave.
Case #82-24-A

Dear Mr. and Mrs. Rakowski:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100404

DATE 7/23/81 ACCOUNT 01-662

AMOUNT \$45.00

RECEIVED FROM Richard P. Rakowski
FOR Posting & Advertising of Case #82-24-A

45.00

VALIDATION OR SIGNATURE OF CASHIER

Mr. and Mrs. Richard P. Rakowski
509 Almond Avenue
Baltimore, Maryland 21221

June 24, 1981

NOTICE OF HEARING

RE: Petition for Variance
S/S of Almond Ave., 218' SE of George Ave.
Case No. 82-24-A

TIME: 9:45 A.M.

DATE: Thursday, July 23, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 23, 1981

Mr. & Mrs. Richard P. Rakowski
509 Almond Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Almond Ave., 218' SE of George Ave. - 15th Election District
Richard P. Rakowski, et ux - Petitioners
NO. 82-24-A (Item No. 220)

Dear Mr. & Mrs. Rakowski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 82-24-A Item 220
SUBJECT: Petition for Variance

South side of Almond Avenue, 218 ft. Southeast of George Avenue
Petitioner- Richard P. Rakowski, et ux

Fifteenth District

HEARING: Thursday, July 23, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ob

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WCR</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <i>80-130A</i>	Map # <i>916</i>									

Item 220

Mr. & Mrs. Richard P. Rakowski
509 Almond Avenue
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1981

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner *Richard P. Rakowski, et ux*

Petitioner's Attorney

Reviewed by: *Nicholas F. Commodari*
Nicholas F. Commodari
Chairman, Zoning Plans
Advisory Committee



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments regarding items number 218, 219, 220, 221, 222, 223, 224, 225, 227, and 228.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 11 day of July, 1981

Filing Fee \$ 25.00 Received: ☒ Cash ☐ Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096953

DATE 6/22/81

ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM *Richard P. Rakowski*
for filing fee for case #82-24A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

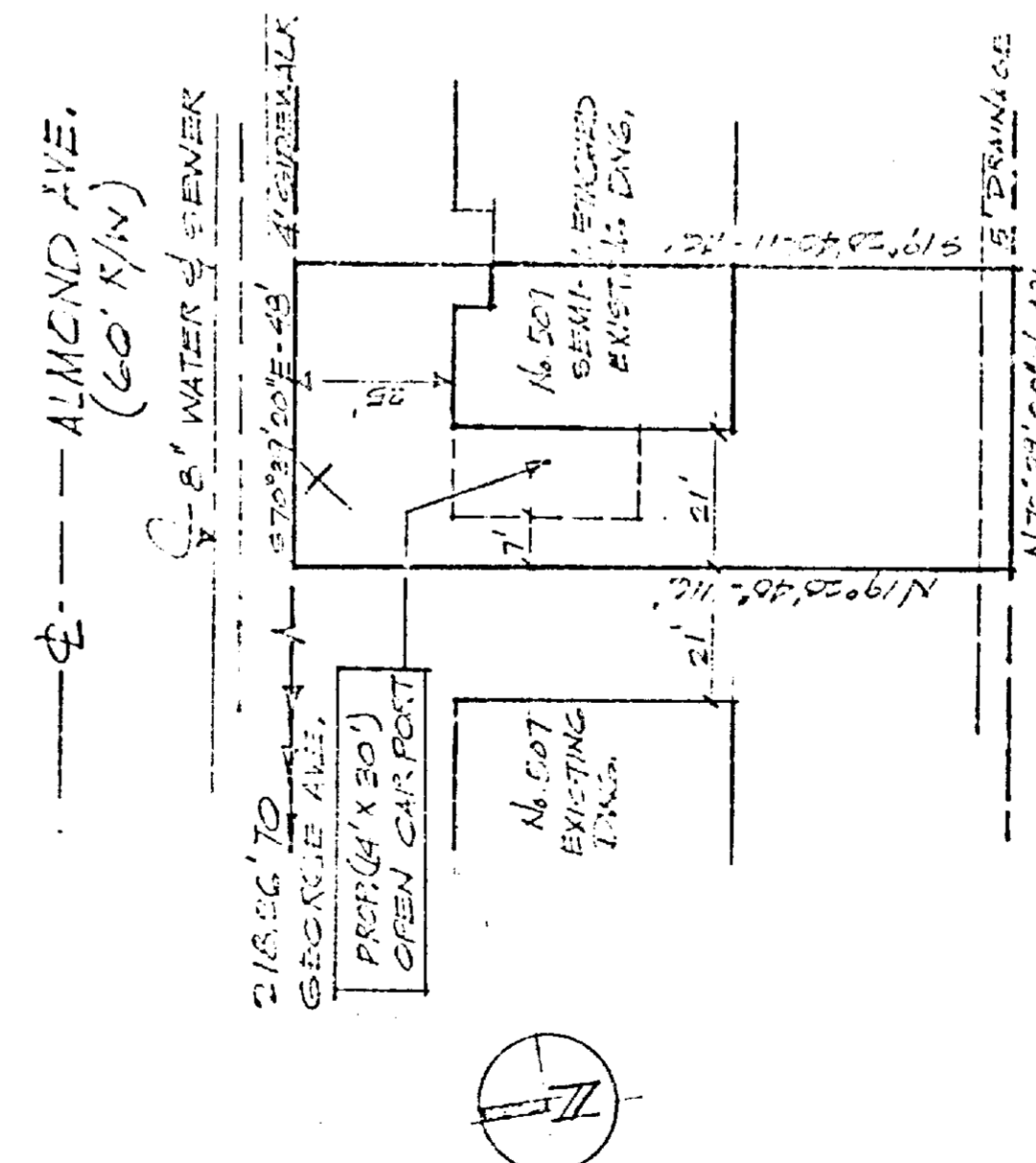
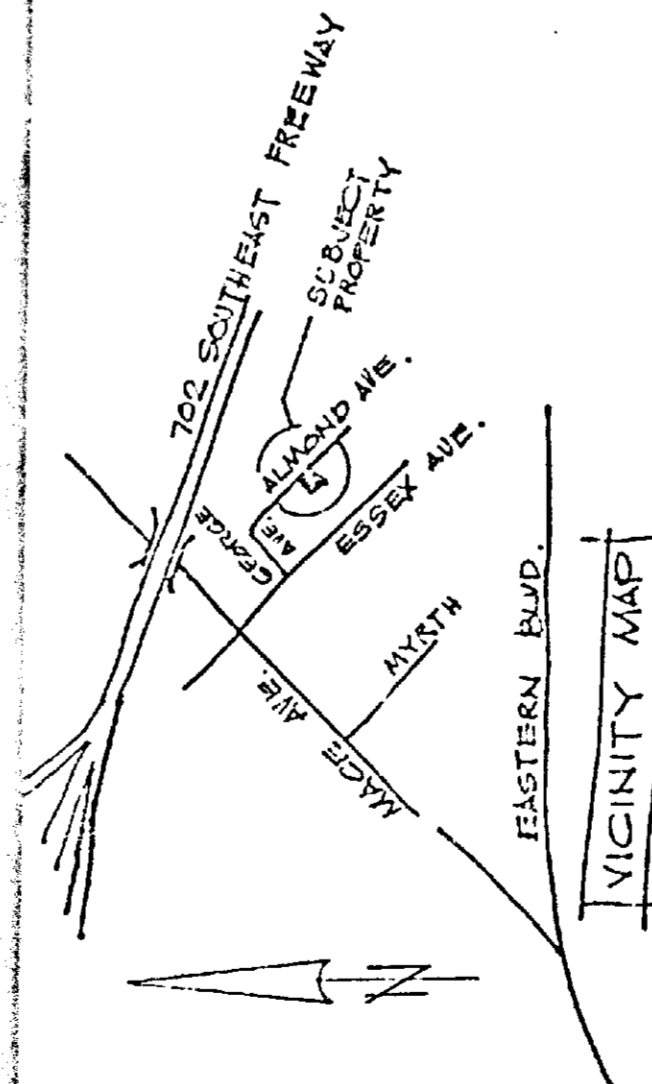
District: 15 Date of Posting: 7/16/81
Posted for: Petition for Variance
Petitioner: Richard P. Rakowski, et ux
Location of property: 513 Almond Ave., 213' SE of
Long ave
Location of Signs: front of property (at 509 Almond)
Remarks: See column
Posted by: Sean Coleman Signature Date of return: 7/16/81

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on July 2, 1981 at 11:30 A.M. before the 23rd day of July, 1981, the next publication appearing on the 2nd day of July, 1981.

THE JEFFERSONIAN

Cost of Advertisement, \$ 17.50

PETITION FOR ZONING VARIANCE
OWNER: RICHARD & JULY RAKOWSKI
15TH ELECT DISTRICT - ZONE D.R.5.5
ALPINE GARDENS
LOT 5, BLK. 'C', WJR 27/48
SCALE: 1"=30'

JEM 4223

Petition
for Variance
15th District

ZONING: Petition for Variance

LOCATION: South side of Almond Avenue, 218 ft. Southeast of George Avenue.

DATE & TIME: Thursday, July 23, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a side yard setback of 8 ft. instead of the required 11.25 ft.

The Zoning Regulation to be accepted as follows: Section 1902.35 (111.3, 214.1b & 301.1) Minimum side yard setback in a D.R. 5.5 Zone.

All that parcel of land in the Fifteenth District of Baltimore County.

Located on the south side of Almond Avenue at the distance of 218 feet from the southeast side of George Avenue. Being Lot No. 5, Block C in the subdivision of Alpine Gardens, Book 27, Folio 48.

Also known as 509 Almond Avenue in the 15th Election District.

Being the property of Richard P. Rakowski, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 23, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner of Baltimore County

The Essex Times
Essex, Md., July 2, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successiveweeks before the 2nd day ofJuly, 1981

Publisher.